WILLOW RUN FILING NO. 3

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO SHEET 1 OF 2

DEDICATION:

PLANTH PLOTOPPORATION - PRINTEDAUFORNIA REUROEP BY NUMBER OF SAP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS OF A PARCEL OF THAT LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 32;

THENCE SO°03'56"W ALONG THE EAST LINE OF SAID NORTHEAST ONE—QUARTER, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; BEING ALSO A POINT ON THE SOUTH RIGHT OF WAY LINE ON 128TH AVE; THENCE CONTINUING SO°03'56"W ALONG SAID EAST LINE A DISTANCE OF 1245.00 FEET TO THE SE CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4420 AT PAGE 714, ADAMS COUNTY RECORDS; THENCE N89°56'04"W ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 50.00 FEET TO A POINT OF NON—TANGENT CURVE; THENCE ALONG THE ARC OF SAID NON—TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD OF 42.43 FEET, BEARING S45°03'56"W, AND AN ARC LENGTH OF 47.12 FEET TO A POINT OF TANGENT; THENCE N89°56'04'W ALONG SAID TANGENT A DISTANCE OF 35.50 FEET

TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 07°40'06" AND AN ARC LENGTH OF 53.54 FEET TO A POINT OF TANGENT;

THENCE S82°23'50"W ALONG SAID TANGENT A DISTANCE OF 81.86 FEET;
THENCE N89°56'04"W, A DISTANCE OF 79.52 FEET TO A POINT OF CURVATURE.
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 23°26'27", AND AN ARC LENGTH OF 153.42 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1036.57 FEET, A CENTRAL ANGLE OF 02°39'25", AND A CHORD OF 49.22 FEET, BEARING S68°29'58"W, AND AN ARC LENGTH OF 48.07 FEET;

THENCE N20°43'05"W, A DISTANCE OF 11.89 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 30°07'41" AND AN ARC LENGTH OF 147.23 FEET TO A POINT OF TANGENT;

THENCE N50°50'46"W, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 51°34'43", A CHORD OF 478.57 FEET, BEARING N25°03'25"W AND AN ARC LENGTH OF 495.12 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF WILLOW RUN FILING NO. 2; THENCE S89°16'03"E, ALONG SAID SOUTHERLY BOUNDARY LINE A DISTANCE OF 120.00 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL DESCRIBED

IN BOOK 4420 AT PAGE 714; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL THE FOLLOWING TWO(2) COURSES:

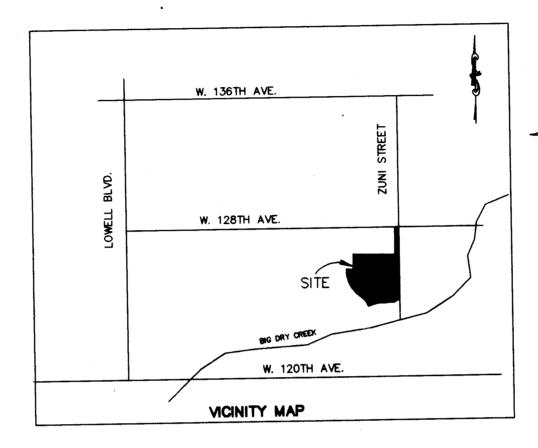
- 1) NO°43'57"E, A DISTANCE OF 245.45 FEET TO THE POINT OF CURVE;
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 1°41'51", AND AN ARC LENGTH OF 13.63 FEET;

THENCE S89°16'03"E PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST ONE—QUARTER, A DISTANCE OF 720.73 FEET;
THENCE NO0°03'56"E PARALLEL WITH THE EAST LINE OF SAID NORTHEAST ONE—QUARTER A DISTANCE OF 464.41 FEET. TO A POINT ON THE SOUTH

ONE-QUARTER, A DISTANCE OF 464.41 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 128TH AVE.
THENCE S89°16'03"E ALONG SAID SOUTH RIGHT OF WAY LINE, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 665,728 SQUARE FEET OR 15.283 ACRES, MORE OR LESS.

A LOT AND BLOCK, TRACT "A" AND A STREET UNDER THE NAME AND STYLE OF "WILLOW RUN FILING NO. 3". THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PUBLIC UTILITY PURPOSES. ANY ADDITIONAL EASEMENTS AND RESERVATIONS MADE ARE FOR THE PURPOSES SHOWN HEREON AND ARE HEREBY RESERVED FOR THE STATED PURPOSES. ALL STREETS, AS SHOWN, ARE DEDICATED TO THE CITY OF BROOMFIELD AS PUBLIC RIGHT—OF—WAY FOR PUBLIC USE. TRACT "A" IS HERE BY DEDICATED TO THE CITY OF BROOMFIELD AS FLOOD PLAIN OPEN SPACE.



OWNER/SUBDIVIDER:

WILLOW RUN HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY 455 SHERMAN STREET, DENVER, COLORADO 80203, TEL 303-698-1883

BY: WARREN P. COHEN

PLAN HOUR REPORTED - VICINE DAUFFORM

AS: Manager

country of Denver ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 5th DAY OF Tuly 1995, BYWP Cohen AS LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 3-2-97



Margie Wingston NOTABY PUBLIC Denver Co ADDRESS

NOTES:

- 1. THE BASIS OF BEARINGS IS SO°03'56"W ALONG THE EAST LINE OF THE NE 1/4 OF SECITON 32, BETWEEN THE MONUMENTS DESCRIBED HEREON.
- A NO. 5 REBAR WITH PLASTIC SURVEY CAP, L.S. #16112, WAS SET AT THE BOUNDARY CORNERS, EXCEPT WHERE OTHERWISE NOTED.

NOTICE:
According to Colorado law, you MUST commence any legal action based on any defect in this survey within THREE years after you first discover such defect. in no event, may any action based upon any defect in this survey be commenced more than TEN years from the date of the certification shown hereon.

ATTORNEY'S CERTIFICATE:

I, HARVEN E. DENTSCH, ATTORNEY AT LAW DULY QUALIFIED, INSURED AND LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTITY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND CERTIFY THAT THE PROPERTY TO BE DEDICATED TO THE CITY IS FREE AND CLEAR OF ALL LIENS AND ENCUMPRANCES.

ATTORNEY AT LAW

732

7/5/95

/ Surveyor's certificate:

I, LARRY W. HAGAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WILLOW RUN FILING NO. 3 WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION, USING THE NORMAL STANDARDS OF CARE AND THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BEST OF MY KNOWLEDGE, S WITH C.R.S 38-51-106.

LARRY W/HAGAN, PAR NO.16112

6-30-95 DATE

THE BROOMFIELD LAND USE REVIEW COMMISSION RECOMMENDS

CITY COUNCIL CERTIFICATION:

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY BROOMFIELD, COLORADO ON THIS ______ DAY OF _______, 1995.

MAYOR CITY OF BROOMFIELD

Popary CITY CLERK, CITY OF BROOMERLD

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COUNTY OF ADANS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE ______ , 1995,

AT _____O'CLOCK ______ .M. AND WAS RECORDED
IN FILE NUMBER _____ AT MAP NUMBER _____

COUNTY CLERK AND RECORDER

AND UNDER RECEPTION NUMBER _____

1777 So. Bellaire St.
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